



POINT
FORTY
FIVE



563,081 SF

Three Building Master Planned Logistics Park

Q3 2026 Delivery





Point Forty Five

JLL is pleased to present Point Forty Five, a new three-building, Class A industrial park strategically positioned in Pflugerville with direct access to TX-45. Totalling 563,081 SF, the development offers highly functional, rear-load facilities designed to meet the needs of a wide range of modern industrial users.

With flexible configurations, efficient bay spacing, and 32' clear heights, Point Forty Five combines state-of-the-art building design with exceptional regional connectivity. Building sizes range from 146,506 SF to 237,696 SF, providing opportunities for users seeking both mid-size and larger scale footprints.

Each building is equipped with ESFR sprinklers, generous truck courts, and optimized site circulation to support distribution, logistics, and manufacturing operations. Delivering soon, Point Forty Five provides the ideal combination of location, quality, and functionality for users looking to grow within the Austin market.





PROPERTY DETAILS

UNDER CONSTRUCTION

BLDG

1

237,696 SF

BLDG

2

178,879 SF

BLDG

3

146,506 SF

TOTAL

563,081 SF



POINT
FORTY
FIVE

BUILDING 1 237,696 SF

Available Space:

237,696 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

54'x50'

Speed Bay:

54'x60'

Building Dimensions:

918'x260'

Truck Court Depth:

119'

Dock Doors:

48

Drive-In Doors:

2 Drive-in doors

Auto Parking:

277

Trailer Parking:

53

Sprinkler:

ESFR

Power:

2,500 Amps





POINT
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BUILDING 178,879 SF

2

Available Space:

178,879 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

54'x50'

Speed Bay:

54'x60'

Building Dimensions:

706'x260'

Truck Court Depth:

120'

Dock Doors:

33

Drive-In Doors:

2 Drive-in doors

Auto Parking:

185

Trailer Parking:

37

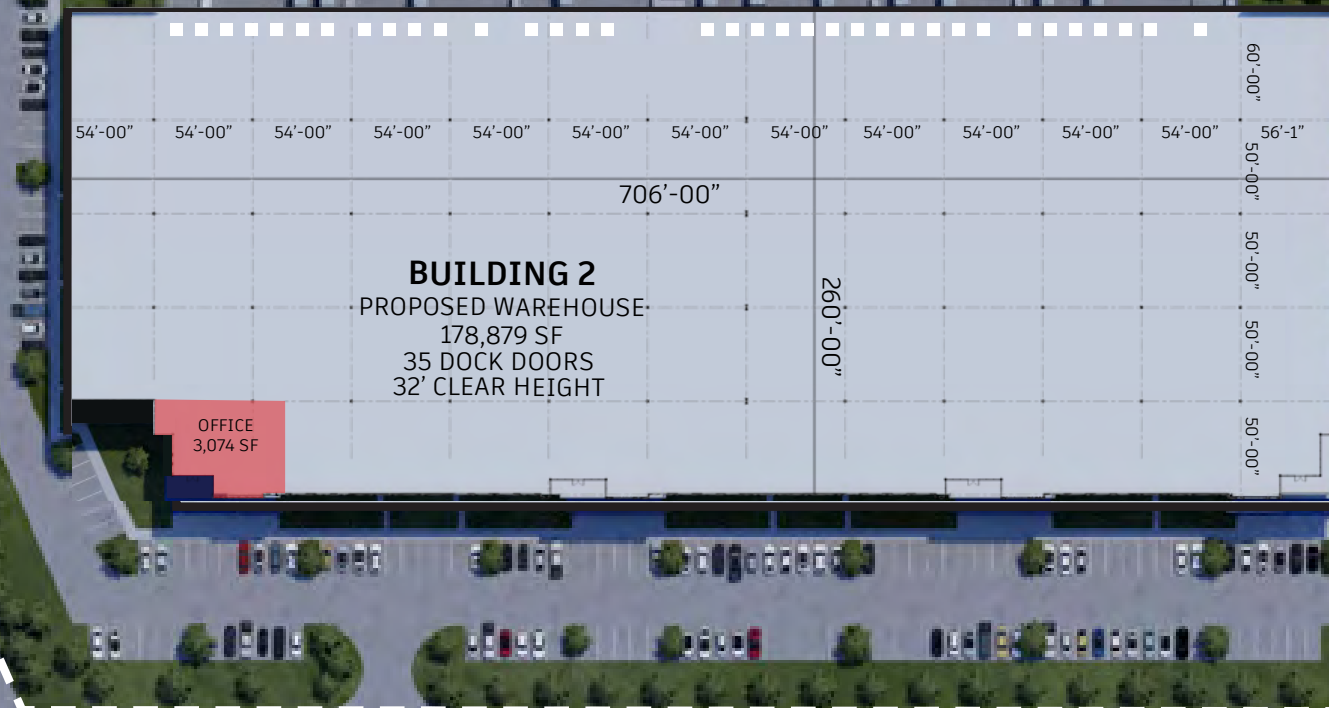
Sprinkler:

ESFR

Power:

2,500 Amps

SOUTH KENNEY FORT BLVD



BUILDING 2
PROPOSED WAREHOUSE
178,879 SF
35 DOCK DOORS
32' CLEAR HEIGHT

OFFICE
3,074 SF

BUILDING 3
PROPOSED
WAREHOUSE
146,506 SF
33 DOCK DOORS
32' CLEAR HEIGHT





POINT
FORTY
FIVE

BUILDING 146,506 SF

3

Available Space:

146,506 SF

Configuration:

Rear Load

Clear Height:

32'

Bay Size:

54'x50'

Speed Bay:

54'x60'

Building Dimensions:

702'x210'

Truck Court Depth:

125'

Dock Doors:

31

Drive-In Doors:

2 Drive-in doors

Auto Parking:

263

Trailer Parking:

46

Sprinkler:

ESFR

Power:

2,500 Amps

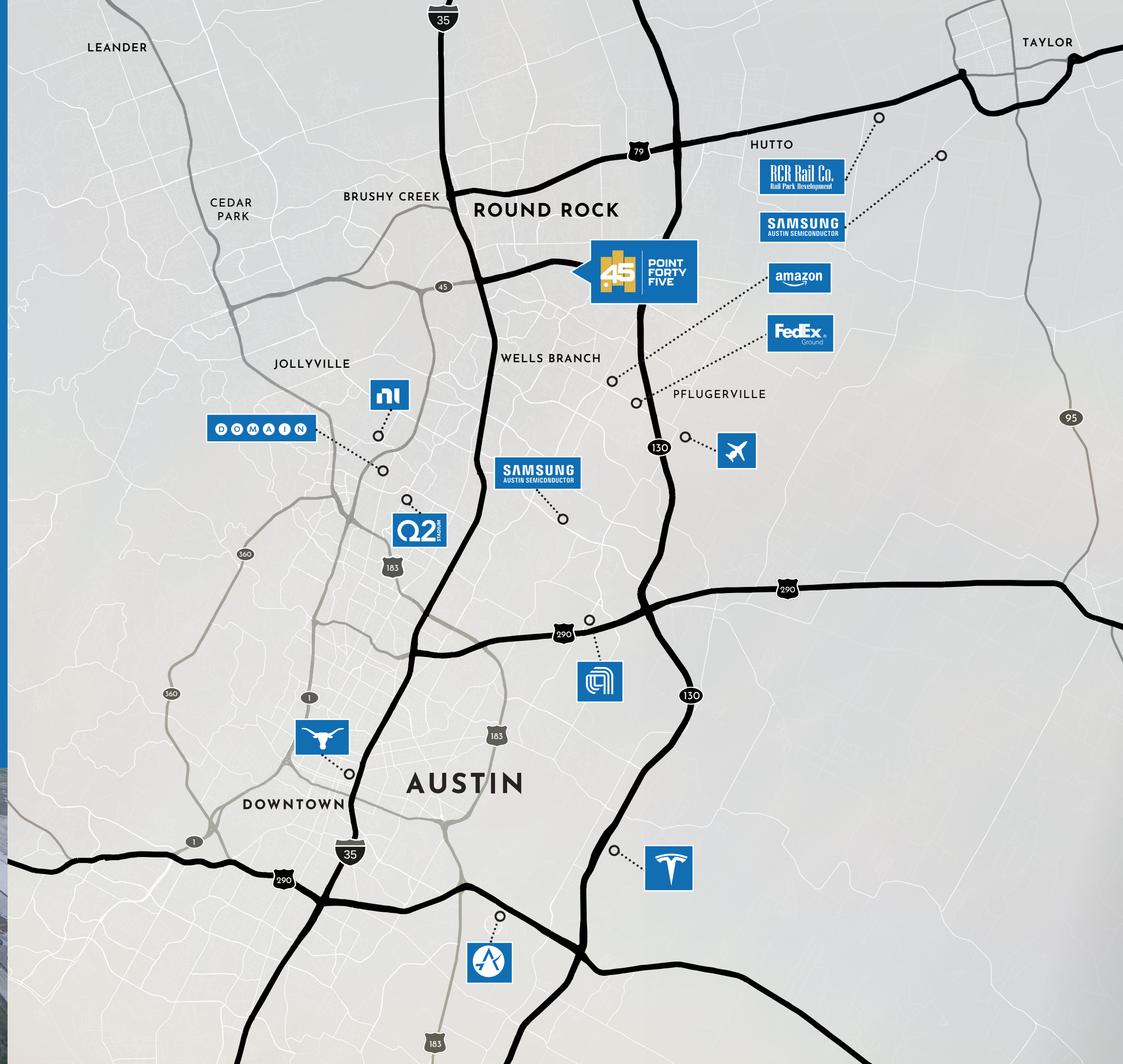


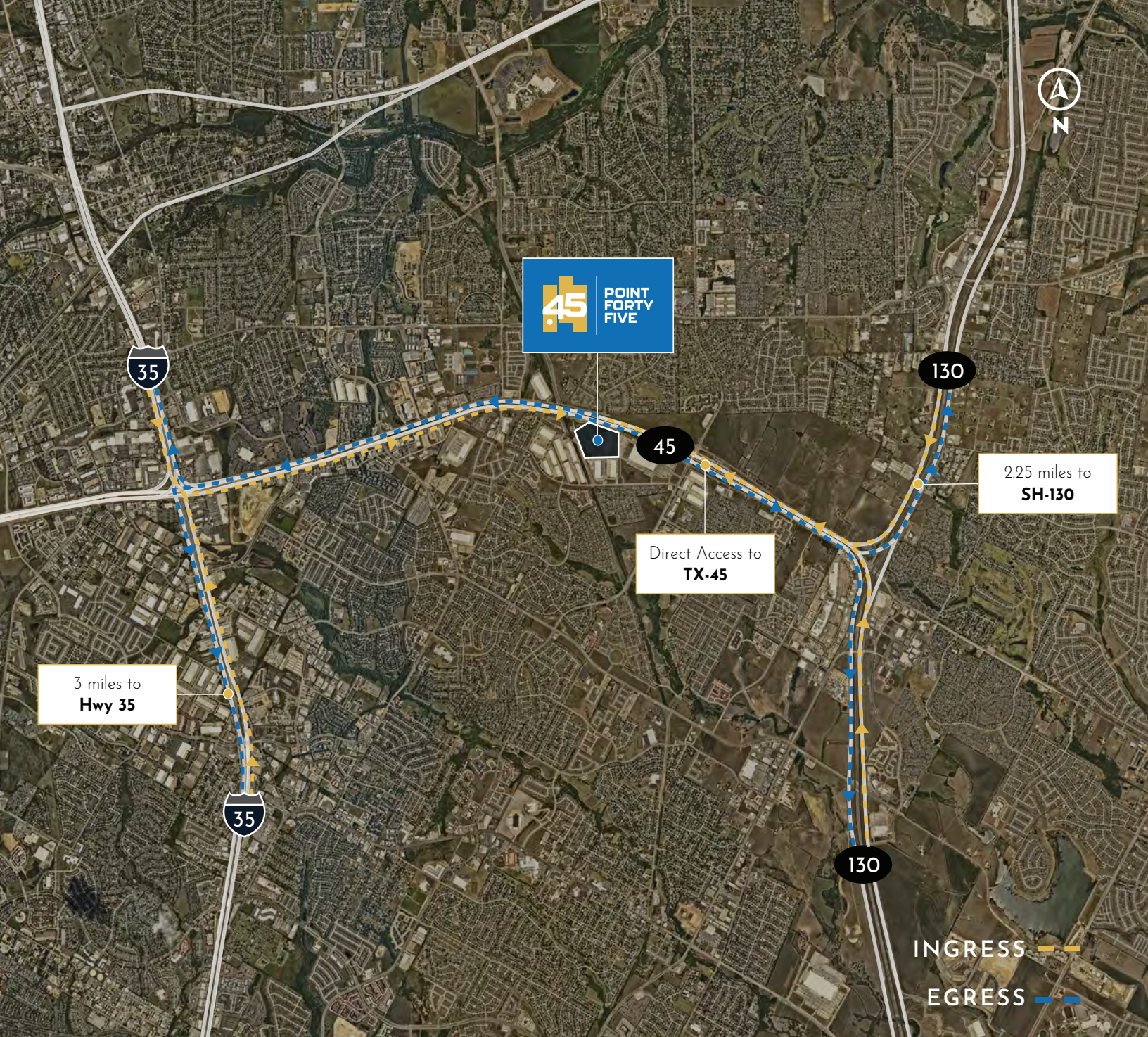


POINT
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LOCATION

AUSTIN EXECUTIVE AIRPORT	12 MINS 10 MILES
AUSTIN	24 MINS 21 MILES
ABIA AIRPORT	26 MINS 27 MILES
SAN ANTONIO	1 HR 37 MINS 102 MILES
HOUSTON	2 HRS 36 MINS 165 MILES
DALLAS	2 HRS 40 MINS 182 MILES
THE DOMAIN	10 MINS 11 MILES





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